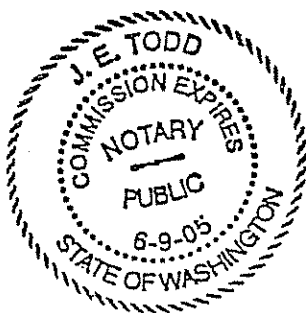


STATE OF WASHINGTON)
) ss.
 COUNTY OF KING)

I certify that I know or have satisfactory evidence that LORRAINE HINE is the person who appeared before me, and said person acknowledged that said person signed this instrument, on oath stated that said person was authorized to execute the instrument and acknowledged it as the Chair of the Board of the WASHINGTON STATE PUBLIC STADIUM AUTHORITY, a public corporation of the State of Washington, to be the free and voluntary act of such corporation for the uses and purposes mentioned in the instrument.

Dated this 25th day of October, 2001.



J.E. Todd
 (Signature of Notary)
J.E. Todd
 (Legibly Print or Stamp Name of Notary)

Notary public in and for the State of Washington,
 residing at Bothell, WA

My appointment expires 6-9-05

STATE OF WASHINGTON)
) ss.
 COUNTY OF KING)

I certify that I know or have satisfactory evidence that ROBERT J. WHITSITT is the person who appeared before me, and said person acknowledged that said person signed this instrument, on oath stated that said person was authorized to execute the instrument and acknowledged it as the President of FIRST & GOAL INC., a Washington corporation, to be the free and voluntary act of such corporation for the uses and purposes mentioned in the instrument.

Dated this 15th day of NOVEMBER 2001.

KIM LINDBECK
 (Signature of Notary)
KIM LINDBECK
 (Legibly Print or Stamp Name of Notary)

Notary public in and for the State of Washington,
 residing at EDMUNDS, WA

My appointment expires 3/15/04

LL 014-007
F 1402
D 10710

FIFTH AMENDMENT

to

MASTER LEASE

between

WASHINGTON STATE PUBLIC STADIUM AUTHORITY,

a public corporation of the State of Washington

and

FIRST & GOAL INC.,

a Washington corporation

Dated: October 25, 2001

FIFTH AMENDMENT TO MASTER LEASE

EFFECTIVE DATE: October 25, 2001

BETWEEN: WASHINGTON STATE PUBLIC STADIUM AUTHORITY,
a Washington State public corporation
401 Second Avenue South, Suite 520
Seattle, WA 98104 ("PSA")

AND: FIRST & GOAL INC.,
a Washington corporation
505 Fifth Avenue South, Suite 900
Seattle, WA 98104 ("FGI")

This is the Fifth Amendment to the Master Lease between PSA and FGI (the "Lease").
All defined terms used in this Fifth Amendment shall have the same meaning as in the Lease
unless otherwise separately defined in this Fifth Amendment.

1. Field Surface. A new Section 7A entitled FIELD PLAYING SURFACE is added
between the end of existing Section 7 and the beginning of existing Section 8, as follows:

"SECTION 7A FIELD PLAYING SURFACE

7A.1 Field Surface.

7A.1.1 Initial Installation. FGI is authorized to install and maintain an artificial
turf, known as FieldTurf™ ("FieldTurf"), as the playing surface in the
Stadium (the "Field Surface"). FieldTurf shall not have indelible lines,
yardage markers, hash marks, end zones, field logos or similar indicators,
and all such indicators shall be removable. The design specifications for
the FieldTurf, including, but not limited to, its sub-base, drainage and
installation, are hereby approved to the extent they are consistent with the
FieldTurf manufacturer's specifications. To the extent the design
specifications are not consistent with the FieldTurf manufacturer's
specifications, however, they shall be subject to the prior approval of the
PSA in its sole discretion. FGI agrees to defend and indemnify PSA from
any claim or liability on account of or arising out of the performance
characteristic of the FieldTurf Field Surface known as "GMAX." Except
as provided in the preceding sentence, the Project Design Documents and
Construction Documents for the Stadium, as described in the Development

PSA 000192

1 Agreement, are hereby deemed amended to reflect a FieldTurf Field
2 Surface, and are hereby approved by the PSA.

3
4 7A.1.2 Replacement. If after installation of the FieldTurf, FGI elects to change
5 the Field Surface to another type of artificial surface or natural grass, such
6 change shall constitute Major Maintenance or Modernization.

7
8 7A.2 Olympic Games and/or World Cup Soccer.

9
10 FGI acknowledges that FieldTurf is not currently approved for Olympic Games
11 soccer by the International Olympic Committee and is not currently approved for
12 the final round of World Cup Soccer by the Federation Internationale de Football
13 Association ("FIFA"). If the Olympic Games are awarded to Seattle and Olympic
14 Games soccer games are venued at the Stadium or in the event that the final round
15 of World Cup Soccer games are venued at the Stadium, and at that time the
16 regulatory body for whichever of the above competitions is occurring requires a
17 natural grass playing field for soccer games, then FGI shall overlay the Field
18 Surface with a temporary natural grass playing surface that meets the then current
19 requirements of the applicable regulatory body. The cost of complying with the
20 requirements of this Section shall be paid by FGI, but such cost is not an allowed
21 cost of preparing, operating, and restoring the Project for purposes of Section 6.3
22 or Major Maintenance or Modernization. If there is any uncertainty over whether
23 or not the International Olympic Committee or FIFA will allow its respective
24 competitions to be played on the Field Surface, such uncertainty shall be resolved
25 based on a letter signed by the applicable regulatory authority specifically
26 identifying the approved playing surface.

27
28 7A.3 National Teams Soccer.

29
30 If required to attract and host a match involving either the United States Men's or
31 Women's National Team or United States Men's or Women's Olympic Team, in
32 either a World Cup qualifying match, Olympics qualifying match, or a "friendly"
33 (exhibition) international exhibition match, FGI shall overlay the Field Surface
34 with a temporary natural grass playing surface that meets the then current
35 requirements of the applicable regulatory authority at FGI's sole expense, so long
36 as the applicable regulatory authority allows the match on an overlay of natural
37 grass. Compliance with this Section is not Major Maintenance or Modernization.
38 This obligation shall be limited to one match per Lease Year. If in a given Lease
39 Year, a match described above has not used the Stadium as its venue, then FGI's
40 obligation under this Section shall nonetheless be satisfied for that Lease Year,
41 and such obligation shall not cumulate or carry over to a future Lease Year.

42
43
44 PSA 000193

1 7A.4 International Exhibition Soccer.

2
3 If required to attract and host "First Division" or above international professional
4 soccer matches (games), FGI shall overlay the Field Surface with a temporary
5 natural grass playing surface that meets the then current requirements of the
6 applicable regulatory authority, except as limited in the following paragraph, so
7 long as the applicable regulatory authority allows the match on an overlay of
8 natural grass. Compliance with this Section is not Major Maintenance or
9 Modernization.

10
11 This obligation shall be limited to three (3) matches per Lease Year when the
12 Field Surface is not accepted for play by either of the competing teams in the
13 specific match. If in a given Lease Year, less than three (3) matches described
14 above use the Stadium as a venue, then FGI's obligation under this Section shall
15 nonetheless be satisfied for that Lease Year, and such obligation shall not
16 cumulate or carry over to a future Lease Year. FGI's compliance with the
17 requirements of this Section 7A.4 shall be at FGI's sole cost and expense, except
18 that if the match has paid attendance of fewer than 40,000, FGI may charge the
19 promoter for some or all of the cost of compliance with the requirements of this
20 Section. For purposes of this Section, attendees that occupy club seats, luxury
21 suites, or season ticket holders, who do not pay a separate charge for attendance at
22 the match, but rather receive tickets for the match as part of their annual payment
23 for attending Events at the Stadium, shall be counted as paid attendance. In order
24 to effectuate this provision, FGI may require the promoter of the match to post
25 reasonable security to pay the estimated cost of FGI's compliance with this
26 Section, and that Security shall either be returned to the promoter or, if the
27 promoter does not promptly pay to FGI the estimated cost of FGI's compliance
28 with this Section, then such security shall be delivered to FGI following the
29 match, depending on whether the actual paid attendance is at least 40,000 or not,
30 all on specific terms and conditions to be more fully developed in the Use
31 Agreement with the promoter.

32
33 7A.5 Major League Soccer.

34
35 If Major League Soccer ("MLS") establishes a soccer team with Seattle as its
36 home city, FGI would enter into a long term use agreement which allows that
37 soccer team to use the Stadium as its home field, upon commercially reasonable
38 rates and terms. If at that time, MLS requires a natural grass playing surface, and
39 if MLS has not sanctioned regular season games in another venue on other than a
40 natural grass surface, then FGI will remove the artificial Field Surface and replace
41 it with a natural grass Field Surface that conforms to the then current requirements
42 of both the NFL and the MLS; provided, however, that no permanent installation
43 will be made of a Field Surface prohibited by the NFL. The cost of initially
44 replacing the Field Surface with natural grass shall be paid by FGI as its sole cost.
45 Compliance with this Section is not Major Maintenance or Modernization, except

as provided in Section 7A.8 below. If there is any uncertainty regarding the Field Surface requirements of MLS, this shall be resolved by reliance on a letter signed by MLS specifically identifying the approved playing surface. If at any time following installation of a natural grass Field Surface, MLS no longer requires a natural grass playing surface, or has sanctioned regular season games in another venue on other than a natural grass surface, FGI may, subject to Section 7A.1.2, remove the natural grass Field Surface and replace it with a Field Surface of other than natural grass, the cost of which shall be deemed to be Major Maintenance or Modernization.

7A.6 Amateur Events

FGI shall provide reasonable opportunities to qualifying high school, youth and recreational athletic groups to use the Stadium for athletic events ("Youth Events"). However, no such Youth Event shall interfere with FGI's scheduled commercial events or with dates then on "hold" for FGI's commercial events, which occur at the Stadium (including FGI's reasonable pre-event and post-event activities such as preparation, set-up and take-down). When Youth Events occur at the Stadium, FGI shall charge only its Direct Costs. FGI's "Direct Costs" for purposes of this paragraph are those incremental costs and expenses incurred by FGI solely due to holding the Youth Event at the Stadium, but not costs that FGI would have incurred anyway had the Youth Event not been held at the Stadium. This Section shall apply only while the Stadium Field Surface is not natural grass.

7A.7 Certain Common Terms.

For purposes of Section 7A.3 and .4 above:

"If required to attract and host the event" shall mean that whether the Field Surface is FieldTurf or overlaid natural grass is, in good faith, the decisive factor in determining whether such event shall be held at the Stadium. In other words, the Field Surface is the only remaining issue in determining whether a promoter of the event will enter into a Stadium Use Agreement, upon commercially reasonable rates and terms, such that the event will be held at the Stadium if the Field Surface is overlaid with natural grass but the event will not be held at the Stadium if the Field Surface is not overlaid with natural grass. For purposes of the foregoing provision, "commercially reasonable rates and terms" shall have its common meaning; provided, however, that FGI may recover from the promoter the costs that FGI would have reasonably incurred in preparing a natural grass field for hosting the subject event. By "hosting," it is meant only that the Stadium will be the venue at which the event will be held; FGI shall not be required or expected to act as an event promoter, or to otherwise contribute economically to hosting an event in any manner whatsoever.

PSA 000195

1 7A.8 Major Maintenance or Modernization, Cost of Preparing Field Surface.

2
3 If FGI permanently replaces the Field Surface with natural grass, such
4 replacement will be deemed Major Maintenance and/or Modernization to the
5 extent the Field Surface needs replacement anyway by reason of its age or
6 condition. (If at the time of such replacement, the Field Surface would not be due
7 for replacement by reason of remaining useful life, a pro rata portion of the
8 replacement shall be deemed Major Maintenance and/or Modernization.)”
9

10 2. Integration. All matters related to the Field Surface, including any and all
11 negotiations, discussions, correspondence, promises, and agreements relating thereto prior to the
12 date hereof, are fully integrated into this Amendment.
13

14 3. No Further Modification. The Lease remains in full force and effect and
15 unmodified except by the First Amendment, Second Amendment, Third Amendment, Fourth
16 Amendment, and this Fifth Amendment.

17
18 IN WITNESS WHEREOF, this Fifth Amendment has been executed by the
19 Parties to be effective on the date first set forth above.

20 PSA: WASHINGTON STATE PUBLIC STADIUM
21 AUTHORITY, a public corporation of the State of
22 Washington
23

24
25 By: Lorraine Hine
26 Lorraine Hine, Chair of the Board
27

28 FGI: FIRST & GOAL INC., a Washington corporation
29

30
31 By: Robert J. Whitsitt
32 Robert J. Whitsitt, President
33
34

PSA 000196

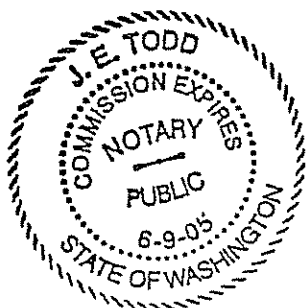
1 STATE OF WASHINGTON)

2) ss.

3 COUNTY OF KING)

4 I certify that I know or have satisfactory evidence that LORRAINE HINE is the
5 person who appeared before me, and said person acknowledged that said person signed this
6 instrument, on oath stated that said person was authorized to execute the instrument and
7 acknowledged it as the Chair of the Board of the WASHINGTON STATE PUBLIC
8 STADIUM AUTHORITY, a public corporation of the State of Washington, to be the free and
9 voluntary act of such corporation for the uses and purposes mentioned in the instrument.
10

11 Dated this 25th day of October, 2001.



12 J.E. Todd
13 (Signature of Notary)
14 J.E. Todd
15 (Legibly Print or Stamp Name of Notary)
16 Notary public in and for the State of Washington,
17 residing at Bothell, WA
18 My appointment expires 6-9-05
19
20

21 STATE OF WASHINGTON)

22) ss.

23 COUNTY OF KING)

24 I certify that I know or have satisfactory evidence that ROBERT J. WHITSITT
25 is the person who appeared before me, and said person acknowledged that said person signed this
26 instrument, on oath stated that said person was authorized to execute the instrument and
27 acknowledged it as the President of FIRST & GOAL INC., a Washington corporation, to be the
28 free and voluntary act of such corporation for the uses and purposes mentioned in the instrument.
29
30

31 Dated this 1st day of ~~October~~ NOVEMBER, 2001.

32 KIM LINDBECK
33 (Signature of Notary)
34 KIM LINDBECK
35 (Legibly Print or Stamp Name of Notary)
36 Notary public in and for the State of Washington,
37 residing at EDMUNDS, WA
38 My appointment expires 3/15/04
39

SIXTH AMENDMENT

to

MASTER LEASE

between

WASHINGTON STATE PUBLIC STADIUM AUTHORITY,

a public corporation of the State of Washington

and

FIRST & GOAL INC.,

a Washington corporation

Dated: November 20, 2003

PSA 000198

SIXTH AMENDMENT TO MASTER LEASE

EFFECTIVE DATE: November 20, 2003

BETWEEN: WASHINGTON STATE PUBLIC STADIUM AUTHORITY,
a Washington State public corporation
800 Occidental Ave So #700
Seattle, WA 98134 ("PSA")

AND: FIRST & GOAL INC.,
a Washington corporation
800 Occidental Ave So #200
Seattle, WA 98134 ("FGP")

This is the Sixth Amendment to the Master Lease between PSA and FGI (the "Lease").

All defined terms used in this Sixth Amendment shall have the same meaning as in the Lease unless otherwise separately defined in this Sixth Amendment.

1. Section 5.7.1.1 of the Master Lease is amended by adding the following sentence at the end of Section 5.7.1.1:

"The L/C Reserve may be suspended and reinstated from time to time by PSA, in its sole discretion, pursuant to Section 5.7.4."

2. Section 5.7.4 of the Master Lease is deleted in its entirety and replaced with the following:

"5.7.4 L/C Reserve

5.7.4.1 At any time during any Lease Year, PSA may give FGI written notice requiring that FGI provide PSA with a standby letter of credit in the amount of the L/C Reserve (the "Reserve Letter of Credit"). FGI agrees to provide the Reserve Letter of Credit within thirty (30) days of receipt of PSA's written notice. The Reserve Letter of Credit will have a term ending on that last day of the then Lease Year or such shorter period of time as may be specified in PSA's notice to FGI requiring the procurement of a Reserve Letter of Credit. The Reserve Letter of Credit shall be issued by a financial institution reasonably acceptable to PSA, and may be drawn upon by PSA upon presentation of a "sight draft" in a reasonable, mutually agreed form.

5.7.4.2 To the extent PSA draws against the Reserve Letter of Credit in any Lease Year, then the amount of credit available to PSA under that Reserve Letter of Credit shall be reduced by such amount(s) drawn.. If PSA holds a Reserve Letter of Credit and has given FGI notice under Section 5.7.4.1 requiring a subsequent Reserve Letter of Credit, then PSA may draw on the existing Reserve Letter of Credit if FGI has not provided the replacement Reserve Letter of Credit when required by Section 5.7.4.1.

5.7.4.3 All out-of-pocket costs (excluding the cost of FGI's employees' time) associated with the Reserve Letter of Credit, including, without limitation, all service charges, shall be paid by FGI but shall be reimbursed to FGI by PSA, and FGI shall invoice PSA for such costs (supported by reasonable documentation of the costs) within thirty (30) days of the issuance of the Reserve Letter of Credit. PSA shall pay the invoiced amount within thirty (30) days of receipt of FGI's invoice, and if PSA does not do so, the unpaid amount shall bear interest pursuant to Section 26.25 and shall be subject to a late charge in the amount set forth in Section 5.4.2. In addition, after such 30 day period, all such invoiced amount, plus accrued interest and late charges, which remain unpaid by PSA may be applied as a credit against any Rents payable hereunder by FGI, and the credit will satisfy PSA's payment obligation when and to the extent so applied. The amounts paid by PSA pursuant to this Section 5.7.4.3 are Reasonable PSA Operating Expenses.

5.7.4.4 The amount of the Rent Letter of Credit described in Section 21.5 shall not affect the amount of the Reserve Letter of Credit."

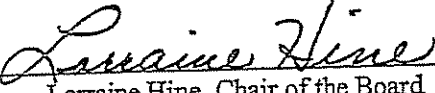
3. No Further Modification.

The Lease remains in full force and effect and unmodified except by the First Amendment, the Second Amendment, the Third Amendment, the Fourth Amendment, the Fifth Amendment and this Sixth Amendment.

IN WITNESS WHEREOF, this Sixth Amendment has been executed by the Parties to be effective on the date first set forth above.


PSA:

WASHINGTON STATE PUBLIC STADIUM
AUTHORITY, a public corporation of the State of
Washington

By: 
Lorraine Hine, Chair of the Board

FGI:

FIRST & GOAL INC., a Washington corporation

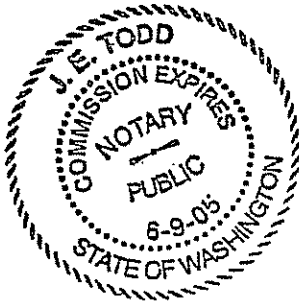
By: 
Tod Leiweke, CEO

PSA 000201

[illegible]

I certify that I know or have satisfactory evidence that **LORRAINE HINE** is the person who appeared before me, and said person acknowledged that said person signed this instrument, on oath stated that said person was authorized to execute the instrument and acknowledged it as the Chair of the Board of the **WASHINGTON STATE PUBLIC STADIUM AUTHORITY**, a public corporation of the State of Washington, to be the free and voluntary act of such corporation for the uses and purposes mentioned in the instrument.

Dated this 27th day of December, 2003.

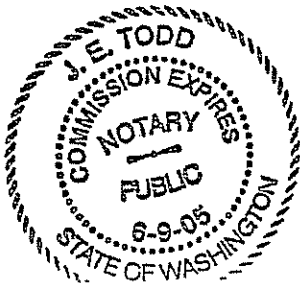


J.E. Todd
(Signature of Notary)
J.E. Todd
(Legibly Print or Stamp Name of Notary)
Notary public in and for the State of Washington, residing
at Bethell, WA
My appointment expires 6-9-05

STATE OF WASHINGTON)
COUNTY OF KING) ss.

I certify that I know or have satisfactory evidence that **TOD LEIWEKE** is the person who appeared before me, and said person acknowledged that said person signed this instrument, on oath stated that said person was authorized to execute the instrument and acknowledged it as the President of **FIRST & GOAL INC.**, a Washington corporation, to be the free and voluntary act of such corporation for the uses and purposes mentioned in the instrument.

Dated this 22nd day of December, 2003.



J.E. Todd
(Signature of Notary)
J.E. Todd
(Legibly Print or Stamp Name of Notary)
Notary public in and for the State of Washington, residing
at Bonelli, WA
My appointment expires 10-9-05

SEVENTH AMENDMENT
to
MASTER LEASE
between
WASHINGTON STATE PUBLIC STADIUM AUTHORITY,
a public corporation of the State of Washington
and
FIRST & GOAL INC.,
a Washington corporation
Dated: July 22, 2004

SEVENTH AMENDMENT TO MASTER LEASE

EFFECTIVE DATE: July 22, 2004

BETWEEN: WASHINGTON STATE PUBLIC STADIUM AUTHORITY,
a Washington State public corporation
Qwest Field & Events Center
800 Occidental Ave. S. #700
Seattle, WA 98134 ("PSA")

AND: FIRST & GOAL INC.,
a Washington corporation
800 Occidental Ave. S., #200
Seattle, WA 98134 ("FGI")

This is the Seventh Amendment to the Master Lease between PSA and FGI (the "Lease").
All defined terms used in this Seventh Amendment shall have the same meaning as in the Lease
unless otherwise separately defined in this Seventh Amendment.

1. Conformity of Due Dates.

In order that both the Annual Exhibition Center Operating Expense Budget and
the Annual Maintenance Plan shall be due on the same date, Section 6.1.3 and a portion of
Section 11.1.3 are hereby amended to read:

6.1.3. Annual Exhibition Center Operating Expense Budget

At least thirty (30) days prior to the beginning of each Lease Year, FGI
shall submit to PSA its budget for Exhibition Center operations for that Lease Year, for PSA's
review and comment.

11.1.3 Annual Maintenance Plan

All prior amendments to Section 11.1.3 are deleted and superseded by this
Seventh Amendment. Section 11.1.3, in its entirety, shall read as follows:

1 "At least thirty (30) days prior to each Lease Year, FGI shall
 2 submit to PSA, for PSA's review and approval, a plan for the
 3 Normal Maintenance activities to be conducted at the Premises by
 4 FGI during that Lease Year (the "Annual Maintenance Plan").
 5 PSA shall have ninety (90) days from FGI's submission to review
 6 and approve, conditionally approve or disapprove the Annual
 7 Maintenance Plan. Any subsequent changes in the Annual
 8 Maintenance Plan shall be approved under the same procedure as
 9 for the initial approval of an Annual Maintenance Plan. FGI shall
 10 perform Normal Maintenance substantially in accordance with the
 11 PSA-approved Annual Maintenance Plan unless FGI has a
 12 reasonable justification not to do so."

13
 14 2. Notices. The addresses for purposes of notice under section 26.17 are:

15 If to PSA: WASHINGTON STATE PUBLIC STADIUM
 16 AUTHORITY
 17 Qwest Field & Events Center
 18 800 Occidental Ave. S. #700
 19 Seattle, WA 98134
 20 Attn: Ms. Ann Kawasaki Romero, Executive Director
 21 Fax No.: 206-381-7949
 22 Confirmation No.: 206-381-7940
 23

24 with a copy to: BALL JANIK LLP
 25 101 SW Main Street, Suite 1100
 26 Portland, OR 97204
 27 Attn: Stephen T. Janik
 28 Fax No.: 503-295-1058
 29 Confirmation No.: 503-228-2525

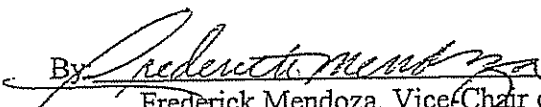
30 If to FGI: FIRST & GOAL INC.
 31 Qwest Field & Events Center
 32 800 Occidental Ave. S. # 200
 33 Seattle, WA 98134
 34 Attn: Mr. Lance Lopes, General Counsel
 35 Fax No.: 206-381-7557
 36 Confirmation No.: 206-381-7835
 37

1 with a copy to: Foster Pepper & Shefelman PLLC
2 1111 Third Avenue, Suite 3400
3 Seattle, Washington 98101
4 Attn: Allen D. Israel
5 Fax No.: 206-749-1957
6 Confirmation No.: 206-447-8911
7

8 3. No Further Modification. The Lease remains in full force and effect and
9 unmodified except by the First Amendment, Second Amendment, Third Amendment, Fourth
10 Amendment, Fifth Amendment, Sixth Amendment and this Seventh Amendment.
11

12 IN WITNESS WHEREOF, this Seventh Amendment has been executed by the
13 Parties to be effective on the date first set forth above.

14 PSA: WASHINGTON STATE PUBLIC STADIUM
15 AUTHORITY, a public corporation of the State of
16 Washington
17

18
19 By: 
20 Frederick Mendoza, Vice Chair of the Board
21

22 FGI: FIRST & GOAL INC., a Washington corporation
23

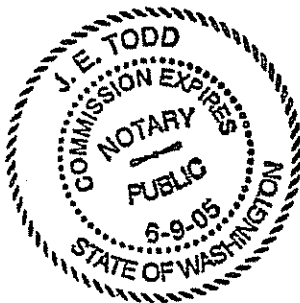
24
25 By: 
26 Tod Leeweke, President
27

1 STATE OF WASHINGTON)

2) ss.
3 COUNTY OF KING)

4
5 I certify that I know or have satisfactory evidence that **FREDERICK**
6 **MENDOZA** is the person who appeared before me, and said person acknowledged that said
7 person signed this instrument, on oath stated that said person was authorized to execute the
8 instrument and acknowledged it as the Vice-Chair of the Board of the **WASHINGTON STATE**
9 **PUBLIC STADIUM AUTHORITY**, a public corporation of the State of Washington, to be the
10 free and voluntary act of such corporation for the uses and purposes mentioned in the instrument.

11 Dated this 22nd day of July, 2004.



J.E. Todd

(Signature of Notary)

J.E. Todd

(Legibly Print or Stamp Name of Notary)

Notary public in and for the State of Washington,
residing at Snohomish, WA

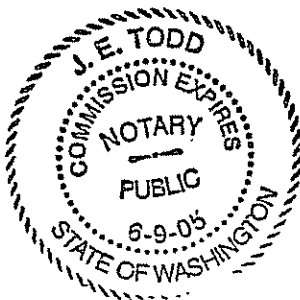
My appointment expires 6-9-05

22 STATE OF WASHINGTON)

23) ss.
24 COUNTY OF KING)

25
26 I certify that I know or have satisfactory evidence that **TOD LEIWEKE** is the
27 person who appeared before me, and said person acknowledged that said person signed this
28 instrument, on oath stated that said person was authorized to execute the instrument and
29 acknowledged it as the President of **FIRST & GOAL INC.**, a Washington corporation, to be the
30 free and voluntary act of such corporation for the uses and purposes mentioned in the instrument.

31 Dated this 22nd day of July, 2004.



J.E. Todd

(Signature of Notary)

J.E. Todd

(Legibly Print or Stamp Name of Notary)

Notary public in and for the State of Washington,
residing at Snohomish, WA

My appointment expires 6-9-05

EIGHTH AMENDMENT
to
MASTER LEASE
between
WASHINGTON STATE PUBLIC STADIUM AUTHORITY,
a public corporation of the State of Washington
and
FIRST & GOAL INC.,
a Washington corporation
Dated: November 17, 2005

EIGHTH AMENDMENT TO MASTER LEASE

EFFECTIVE DATE: November 17, 2005

BETWEEN: WASHINGTON STATE PUBLIC STADIUM AUTHORITY,
a Washington State public corporation
800 Occidental Ave. S., #700
Seattle, WA 98134 ("PSA")

AND: FIRST & GOAL INC.,
a Washington corporation
800 Occidental Ave. S., # 200
Seattle, WA 98134 ("FGI")

This is the Eighth Amendment to the Master Lease between PSA and FGI (the "Lease").
All defined terms used in this Eighth Amendment shall have the same meaning as in the Lease
unless otherwise separately defined in this Eighth Amendment.

1. Annual Exhibition Center Operating Expense Budget. Section 6.1.3 as amended
in the Seventh Amendment to the Master Lease dated July 22, 2004 (the "Seventh Amendment")
is hereby further amended to read in its entirety as follows:

6.1.3 Annual Exhibition Center Operating Expense Budget

At least thirty (30) days prior to the beginning of each FGI Fiscal Year,
FGI shall submit to PSA its budget for Exhibition Center operations for that FGI Fiscal
Year, for PSA's review and comment. "FGI Fiscal Year" shall initially be the 12 month
period ending March 31 of each year, subject to FGI giving notice of change to PSA as
provided herein. For the one-time period commencing January 1, 2006 and concluding
March 31, 2006, FGI shall submit to the PSA its budget for the Exhibition Center
operations for that period, for the PSA's review and comment, no later than December
31, 2005.

2. Reporting Period. Section 6.1.5 is hereby amended to read in its entirety as follows:

6.1.5 Reporting Period

FGI shall submit to PSA, on or before the forty-fifth (45th) day of each calendar quarter for the immediately preceding calendar quarter, a written statement signed by FGI, and certified by its chief financial officer to be true and correct, showing in detail the amount of Exhibition Hall Revenues, Exhibition Hall Expenses, and Exhibition Hall Net Profits, as of the end of the preceding calendar quarter. In addition to FGI's quarterly report of Exhibition Hall Net Profits, FGI shall submit to PSA an annual audited report of Exhibition Hall Revenues, Exhibition Hall Expenses, and Exhibition Hall Net Profits for the immediately preceding FGI Fiscal Year, not later than seven (7) months following the end of each Lease Year. Each such report shall be certified as accurate by the chief financial officer of FGI and each such annual report and final report shall be accompanied by a certificate of an independent certified public accountant reasonably satisfactory to PSA that such report has been prepared in accordance with generally accepted accounting principles ("GAAP") consistently applied except as so noted and accurately states the Exhibition Hall Revenues, Exhibition Hall Expenses, and Exhibition Hall Net Profits for the period of such report. The format and detail of the above reports shall be subject to the approval of PSA.

3. Annual Reporting on Operations. Section 8.9 is hereby amended to read in its entirety as follows:

8.9 Annual Reporting on Operations

FGI shall submit to PSA for public disclosure not later than seven (7) months following the end of each Lease Year an audited profit and loss financial statement for FGI's operations of the Project for the immediately preceding FGI Fiscal Year. This statement shall be certified as accurate by the chief financial officer of FGI and shall be accompanied by a certificate of an independent certified public accountant reasonably satisfactory to PSA that such statement has been prepared in accordance with GAAP, except as so noted, and accurately states the profits and losses of FGI for the period of such statement. The format and detail of the statement of profits and losses shall be subject to the approval of PSA.

4. Annual Maintenance Plan. Section 11.1.3 as amended in the Seventh

1 Amendment is hereby further amended to read in its entirety as follows:

2 11.1.3 Annual Maintenance Plan

3 At least thirty (30) days prior to each FGI Fiscal Year, FGI shall submit to
4 PSA, for PSA's review and approval, a plan for the Normal Maintenance activities to be
5 conducted at the Premises by FGI during that FGI Fiscal Year (the "Annual Maintenance
6 Plan"). PSA shall have one hundred twenty (120) days from FGI's submission to review
7 and approve, conditionally approve or disapprove the Annual Maintenance Plan. Any
8 subsequent changes in the Annual Maintenance Plan shall be approved under the same
9 procedure as for the initial approval of an Annual Maintenance Plan. FGI shall perform
10 Normal Maintenance substantially in accordance with the PSA approved Annual
11 Maintenance Plan unless FGI has a reasonable justification not to do so.

12 5. Five-Year Major Maintenance and Modernization Plan. Section 11.1.4 as
13 amended in the Fourth Amendment to the Master Lease dated November 1, 2001 is hereby
14 further amended to read in its entirety as follows:

15 11.1.4. Five-Year Major Maintenance and Modernization Plan

16 FGI shall submit to PSA, for PSA's review and approval, a new or
17 updated plan of scheduled work to be performed upon the Premises during the next five
18 FGI Fiscal Years in order to meet FGI's obligations under Section 11.1.2.2 for certain
19 modifications, capital improvements and upgrading, as well as FGI's rights under Section
20 11.4 for Modernization Improvements (a 'Five-Year Plan'). The Five-Year Plan for the
21 Exhibition Hall shall be submitted by March 1 of each Lease Year. The Five-Year Plan
22 for the Stadium and Other Improvements shall be submitted by March 1 of each Lease
23 Year. A Five-Year Plan may be broken down into Major Repair and Modernization
24 Improvement sections. PSA shall have ninety (90) days from FGI's submission to review
25 and approve, conditionally approve, or disapprove each Five-Year Plan. Any subsequent
26 changes in a Five-Year Plan shall be approved under the same procedure as for the initial
27 Five-Year Plan. FGI shall perform Major Maintenance and Modernization each year

1 substantially in accordance with the PSA approved Five-Year Plan, as that Five-Year
2 Plan may be revised from year to year, unless FGI has a reasonable justification not to do
3 so.

4 6. Annual Maintenance Report. Section 11.1.5 as amended in the Fourth
5 Amendment to the Master Lease dated November 1, 2001 is hereby further amended to read in
6 its entirety as follows:

7 11.1.5 Annual Maintenance Report

8 Within one hundred twenty (120) days following each FGI Fiscal Year,
9 FGI shall provide to PSA a report in reasonable detail on the prior FGI Fiscal Year's Normal and
10 Major Maintenance. PSA shall have one hundred twenty (120) days to review and comment on
11 each annual maintenance report. In addition, PSA shall have the opportunity to audit (generally
12 pursuant to the process described in Section 6.1.7) FGI's maintenance records.

13 7. No Further Modification. The Lease remains in full force and effect and
14 unmodified except by the First Amendment, Second Amendment, Third Amendment, Fourth
15 Amendment, Fifth Amendment, Sixth Amendment, Seventh Amendment and this Eighth
16 Amendment.

17 IN WITNESS WHEREOF, this Eighth Amendment has been executed by the
18 Parties to be effective on the date first set forth above.

19 PSA:

WASHINGTON STATE PUBLIC STADIUM
AUTHORITY, a public corporation of the State of
Washington

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24 By: Lorraine Hine
25 Lorraine Hine, Chair of the Board
26

1 FGI:
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FIRST & GOAL INC., a Washington corporation

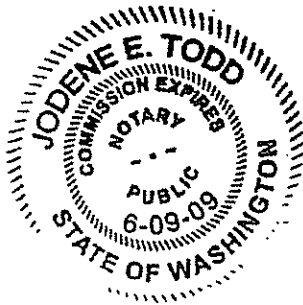
By: 

Tod Lerweke, CEO

1 STATE OF WASHINGTON)
 2) ss.
 3 COUNTY OF KING)
 4

5 I certify that I know or have satisfactory evidence that **LORRAINE HINE** is the
 6 person who appeared before me, and said person acknowledged that said person signed this
 7 instrument, on oath stated that said person was authorized to execute the instrument and
 8 acknowledged it as the Chair of the Board of the **WASHINGTON STATE PUBLIC**
 9 **STADIUM AUTHORITY**, a public corporation of the State of Washington, to be the free and
 10 voluntary act of such corporation for the uses and purposes mentioned in the instrument.

11 Dated this 17th day of November, 2005.



12
 13 Jodene E. Todd
 14 (Signature of Notary)
 15 Jodene E. Todd
 16 (Legibly Print or Stamp Name of Notary)

17 Notary public in and for the State of Washington,
 18 residing at Mull Creek, WA
 19 My appointment expires 10/9/09
 20

21
 22 STATE OF WASHINGTON)
 23) ss.
 24 COUNTY OF KING)
 25

26 I certify that I know or have satisfactory evidence that **TOD LEIWEKE** is the
 27 person who appeared before me, and said person acknowledged that said person signed this
 28 instrument, on oath stated that said person was authorized to execute the instrument and
 29 acknowledged it as the Chief Executive Officer of **FIRST & GOAL INC.**, a Washington
 30 corporation, to be the free and voluntary act of such corporation for the uses and purposes
 31 mentioned in the instrument.

32 Dated this 5TH DECEMBER day of November, 2005.

33
 34 [Signature]
 35 (Signature of Notary)
 36 KIM LINDBECK
 37 (Legibly Print or Stamp Name of Notary)

38 Notary public in and for the State of Washington,
 39 residing at EDMONDS, WA
 40 My appointment expires 3/15/08

NINTH AMENDMENT
to
MASTER LEASE
between
WASHINGTON STATE PUBLIC STADIUM AUTHORITY,
a public corporation of the State of Washington
and
FIRST & GOAL INC.,
a Washington corporation
Dated: February 23, 2006

NINTH AMENDMENT TO MASTER LEASE

EFFECTIVE DATE: February 23, 2006

BETWEEN: WASHINGTON STATE PUBLIC STADIUM AUTHORITY,
a Washington State public corporation
800 Occidental Ave. S. #700
Seattle, WA 98134 ("PSA")

AND: FIRST & GOAL INC.,
a Washington corporation
800 Occidental Ave. S., #200
Seattle, WA 98134 ("FGI")

This is the Ninth Amendment to the Master Lease between PSA and FGI dated November 24, 1998 (the "Lease"). All defined terms used in this Ninth Amendment shall have the same meaning as in the Lease unless otherwise separately defined in this Ninth Amendment.

1. Tobacco Sponsor Advertising. The last sentence of Section 9.2 of the Lease is hereby deleted in its entirety and replaced with the following:

"No advertising of any form at the Premises will contain a promotion of tobacco products, except for: (i) point of sale advertising to the extent not prohibited by Laws and (ii) Permitted Sponsor Advertising. "Permitted Sponsor Advertising" shall be strictly limited to advertising which: (a) is displayed during a national or international touring event not involving the Team (the "Touring Event"); (b) is displayed at all of the other venues in which the Touring Event takes place; (c) is required to be displayed at the Touring Event pursuant to a written agreement between a company sponsoring all or part of the Touring Event and the promoter of the Touring Event; (d) is visible only within the interior (and not exterior) of the Stadium, Exhibition Hall, and/or other areas within the Premises which are specifically designated for use solely by the Touring Event; (e) does not violate any Laws or any of the prohibitions of that certain Master Settlement Agreement made by and among various parties, including 46 states of the United States of America and various tobacco companies, executed on November 23, 1998, as amended (the "MSA"); and (f) does not promote any specific tobacco product or contain any symbols or characters associated with any tobacco product, provided that it may contain the name of the tobacco company or the Brand Name (as that term is defined in Section II(i) of the MSA) sponsoring all or part of the Touring Event."

1 2. No Further Modification. The Lease remains in full force and effect and
2 unmodified except by the First Amendment, Second Amendment, Third Amendment, Fourth
3 Amendment, Fifth Amendment, Sixth Amendment, Seventh Amendment, Eighth Amendment,
4 and this Ninth Amendment.

5
6 IN WITNESS WHEREOF, this Ninth Amendment has been executed by the
7 Parties to be effective on the date first set forth above.

8 PSA:

WASHINGTON STATE PUBLIC STADIUM
AUTHORITY, a public corporation of the State of
Washington

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14 By: Lorraine Hine
15 Lorraine Hine, Chair of the Board

16 FGI:

FIRST & GOAL INC., a Washington corporation

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20 By: Tod Lerweke
21 Tod Lerweke, President

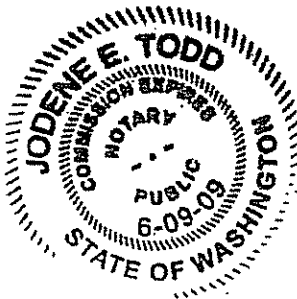
PSA 000217

1 STATE OF WASHINGTON)

2) ss.
3 COUNTY OF KING)
4

5 I certify that I know or have satisfactory evidence that **LORRAINE HINE** is the
6 person who appeared before me, and said person acknowledged that said person signed this
7 instrument, on oath stated that said person was authorized to execute the instrument and
8 acknowledged it as the Chair of the Board of the **WASHINGTON STATE PUBLIC**
9 **STADIUM AUTHORITY**, a public corporation of the State of Washington, to be the free and
10 voluntary act of such corporation for the uses and purposes mentioned in the instrument.

11 Dated this 23rd day of February, 2006.



Jodene E. Todd

(Signature of Notary)

Jodene E. Todd

(Legibly Print or Stamp Name of Notary)

Notary public in and for the State of Washington,
residing at Mill Creek, WA

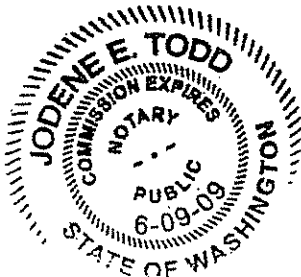
My appointment expires 6/9/09

22 STATE OF WASHINGTON)

23) ss.
24 COUNTY OF KING)
25

26 I certify that I know or have satisfactory evidence that **TOD LEIWEKE** is the
27 person who appeared before me, and said person acknowledged that said person signed this
28 instrument, on oath stated that said person was authorized to execute the instrument and
29 acknowledged it as the President of **FIRST & GOAL INC.**, a Washington corporation, to be the
30 free and voluntary act of such corporation for the uses and purposes mentioned in the instrument.

31 Dated this 20th day of February, 2006.



Jodene E. Todd

(Signature of Notary)

Jodene E. Todd

(Legibly Print or Stamp Name of Notary)

Notary public in and for the State of Washington,
residing at Mill Creek, WA

My appointment expires 6/9/09

PSA 000218